

Unit 2-326 - Oceanview Park (North & South)

2-326 - 800 Parkview Dr, Hallandale Beach, FL, Broward 33009

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11466277 |
| Status: | Active |
| Size: | 915 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$289,000 |
| List PPSF: | \$316 |
| Valuated Price: | \$212,000 |
| Valuated PPSF: | \$232 |

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

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|--|-----|
| Number of units: | 591 |
| Number of active listings for rent: | 10 |
| Number of active listings for sale: | 34 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 36 |
| Number of sales over the last 6 months: | 13 |
| Number of sales over the last 3 months: | 5 |

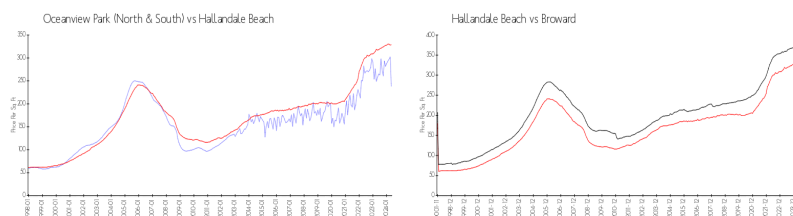
Building Association Information

Oceanview Park Condominium Association
1000 Parkview Dr Apt 607
Hallandale Beach, FL 33009
(954) 454-8401

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 210 | 1,430 sq ft | May 2024 | \$415,000 | \$290 |
| 803 | 1,075 sq ft | May 2024 | \$244,000 | \$227 |
| 516 | 915 sq ft | May 2024 | \$230,000 | \$251 |
| 519 | 1,130 sq ft | May 2024 | \$225,000 | \$199 |
| 607 | 1,130 sq ft | Apr 2024 | \$325,000 | \$288 |

Market Information

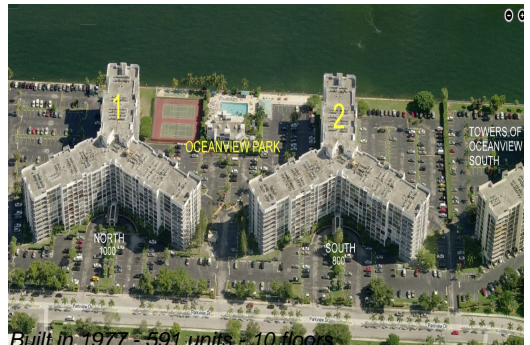


Oceanview Park (North & South): \$239/sq. ft.
Hallandale Beach: \$329/sq. ft.

Hallandale Beach: \$329/sq. ft.
Broward: \$350/sq. ft.

Inventory for Sale

| | |
|--------------------------------|----|
| Oceanview Park (North & South) | 6% |
| Hallandale Beach | 4% |
| Broward | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|--------------------------------|---------|
| Oceanview Park (North & South) | 73 days |
| Hallandale Beach | 77 days |
| Broward | 68 days |